



TMDL Implementation Guidance for Local Governments: Land Use Planning

Presented at the
TMDL Implementation Guidance Review Workshop for
Local Governments

June 14, 2005



Presentation Overview

- **Maryland's Planning Tradition**
- **Road Map**
- **Future Steps**



Land Use Planning in Maryland

**A Tradition of Environmental Protection
through Land Use Planning:**

***Maryland's Economic Growth,
Resource Protection and Planning Act of 1992***

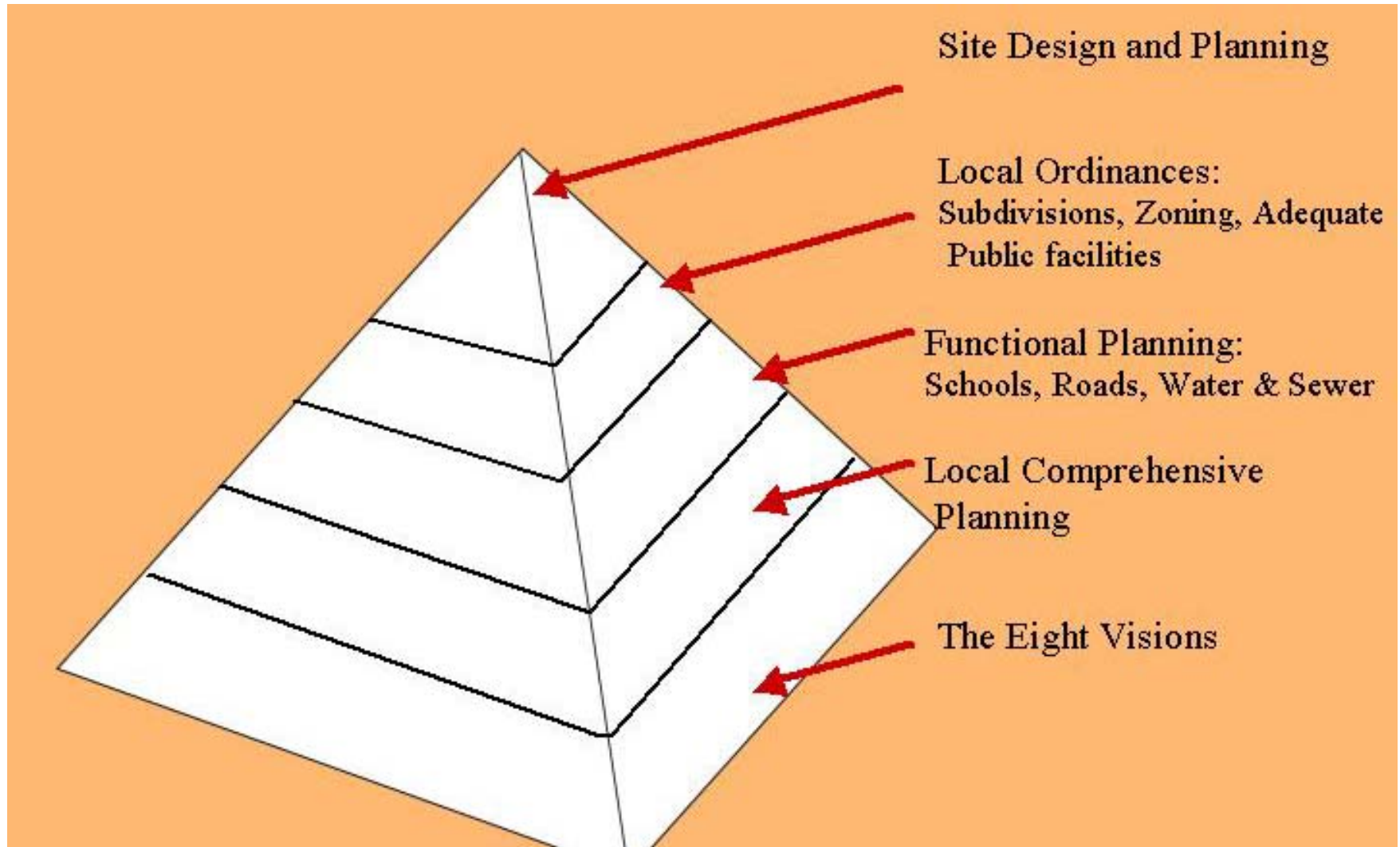
8 Visions of Land Use Planning

- (1) Development is concentrated in suitable areas;*
- (2) Sensitive areas are protected;*
- (3) In rural areas, growth is directed to existing population centers, and resource areas are protected;*
- (4) Stewardship of the Chesapeake Bay and the land is a universal ethic;*
- (5) Conservation of resources, including a reduction in resource consumption, is practiced;*

8 Visions of Land Use Planning (Con't)

- (6) Economic growth is encouraged and regulatory mechanisms are streamlined;*
- (7) Adequate public facilities and infrastructure under the control of the county or municipal corporation are available or planned in areas where growth is to occur; and*
- (8) Funding mechanisms are addressed to achieve these visions.*

A Range of Land Use Planning Stages



Land Use Planning: Road Map

- **Challenge:**
Balanced Integration of Land Use Planning and Watershed Planning
- **Issues to Consider:**
 - Watershed Perspective – Everyone is Downstream
 - Multi-jurisdictional Coordination
 - Performance Standards
 - Analyses Based on Standards
 - Targeted Development and Redevelopment

Land Use Planning: Road Map (con't)

- **Issues to Consider:**
 - Avoiding Unintended Consequences
 - Protect Forest Lands
 - Density
 - Rural Land Use Strategies



Land Use Planning: Future Steps

- **Regional Forums this Fall**
- **Guidance Refinement in 2006**

QUESTIONS?

COMMENTS?